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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS - X-33, X-34,
X-35a and X-35b
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, The Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, The Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, John and Grace Callahan have expressed a desire to purchase said Parcel X-33 for the purpose of extending the parking area, new fencing, and paving a portion of said parcel for three (3) off-street parking spaces; and

WHEREAS, Ruthann Humphrey has expressed a desire to purchase said Parcel X-34 for the purpose of maintaining the site and installing a new screen fence; and

WHEREAS, Bernard and Mary Dillon have expressed a desire to purchase said Parcel X-35a for the purpose of fencing the lot and planting grass; and

WHEREAS, John A. Walsh has expressed a desire to purchase said Parcel X-35b for the purpose of fencing the lot and planting grass;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That John and Grace Callahan, Ruthann Humphrey, Bernard and Mary Dillon, and John A. Walsh be and hereby are designated as redevelopers of Disposition Parcels X-33, X-34, X-35a, and X-35b, respectively subject to:
 - a) Completion of improvements within 120 days from date of conveyance.
 - b) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.

2. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that John and Grace Callahan, Ruthann Humphrey, Bernard and Mary Dillon, and John A. Walsh, respectively, possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project area.
4. That the subdivision of Parcel X-35 into X-35a and X-35b, in accordance with Section 602, Paragraph 15, of the Charles-town Urban Renewal Area, is hereby approved.
5. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver Land Disposition Agreements for Disposition Parcels X-33, X-34, X-35a, and X-35b, between the Authority as seller and John and Grace Callahan, Ruthann Humphrey, Bernard and Mary Dillon, and John A. Walsh, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyers' agreement to complete the proposed developments within 120 days from the date of conveyance, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority.

That the Development Administrator is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements; and that the execution by the Development Administrator of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

6. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure."

MEMORANDUM

JULY 25, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: DESIGNATION OF DEVELOPERS
DISPOSITION PARCELS X-33, X-34, X-35a, and X-35b
CHARLESTOWN URBAN RENEWAL AREA R-55

1115
7/25

SUMMARY: This memorandum requests the designation of four property owners in Charlestown as redevelopers of four (4) small abutting lots unsuitable for construction.

On May 28, 1967, the Authority granted permission to negotiate for the disposal of fifteen (15) small unbuildable lots with the owners of abutting properties. The owners of all the properties abutting Parcels X-33, X-34, X-35a, and X-35b were notified of the availability of the lots in accordance with the "Policies and Procedures for the Sale of Small Parcels . . ." which were adopted by the Authority on November 18, 1966.

Letters of interest were received from seven (7) of the owners of abutting properties. Discussions were held between the interested parties and members of the staff, which resulted in the following recommended dispositions. In each case, all the owners of abutting properties were satisfied with the terms of the proposed disposition. A summary sheet is attached which indicates the area, the proposed developer, and the proposed treatment of each parcel. Lot plans, showing proposed improvements, are also attached.

The recommended minimum disposition prices for these lots is the subject of another memorandum submitted to the Authority today.

It is recommended that the Authority adopt the attached resolution designating the abutting owners, as identified on the summary sheet and within the resolution, as redevelopers of Disposition Parcels X-33, X-34, X-35a, and X-35b, respectively.

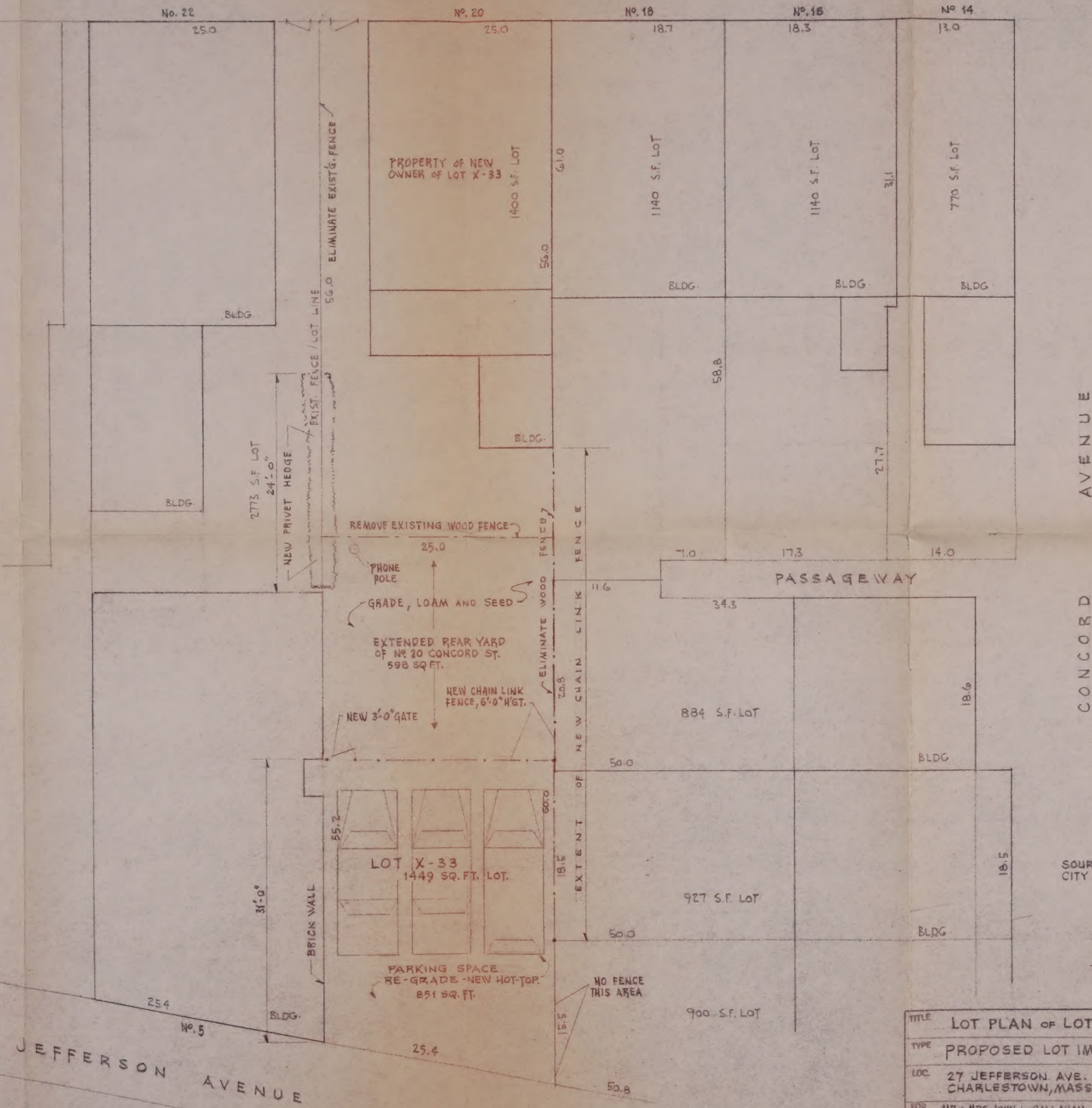
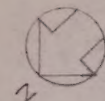
Attachments

CHARLESTOWN URBAN RENEWAL AREA R-35

SUMMARY SHEET, PARCELS X-33, X-34, X-35A, X-35B

<u>Parcel No.</u>	<u>Area</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
X-33	1449 Sq. Ft.	John & Grace Callahan 20 Concord Street Charlestown, Mass.	Extension of their existing back yard, new fencing, and paving a portion for three (3) off-street parking spaces.
X-34	850 Sq. Ft.	Ruthann Humphrey 11 Monument Street Charlestown, Mass.	The proposed developer is currently maintaining the lot and will install a new screen fence.
X-35A	414 Sq. Ft.	Bernard & Mary Dillon 31 Monument Street Charlestown, Mass.	The two developers propose to fence the lot and plant grass.
X-35B	414 Sq. Ft.	John A. Walsh 15 Russell Street Charlestown, Mass.	The developer proposes to fence the lot and plant grass.

CONCORD ST.



CONCORD AVENUE

JEFFERSON AVENUE

SOURCE OF INFORMATION, CITY OF BOSTON ASSESSOR'S MAP, 1938

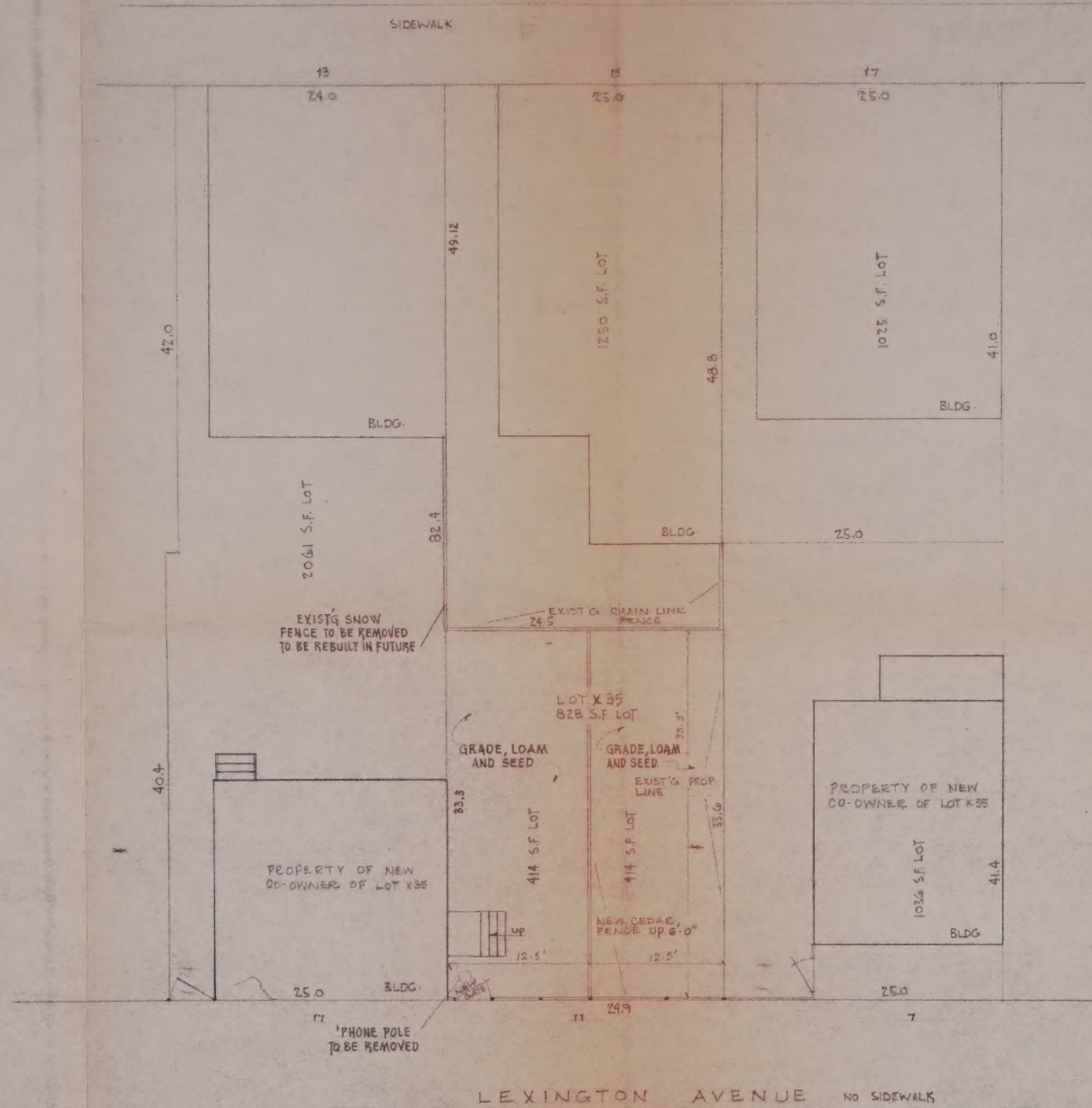
TITLE	LOT PLAN OF LOT X-33		SHEET 1 of 3
TYPE	PROPOSED LOT IMPROVEMENTS		
LOC.	27 JEFFERSON AVE. CHARLESTOWN, MASS.	SCALE 1/8"=1'-0"	
		BY D.H./K.H.	
FOR	MR & MRS. JOHN L. CALLAHAN	DATE JUNE 12, 1968	
		REV. JULY 12, 1968	
CHARLESTOWN R-55			




SOURCE OF INFO: CITY OF BOSTON ASSESSOR'S MAP 1938

FILE		LOT PLAN OF LOT X-34			
TYPE		PROPOSED LOT IMPROVEMENTS			
LOC.	19 LEXINGTON AVE. CHARLESTOWN, MASS.	SCALE	1/8" = 1'-0"		SHEET 2
		BY	D. H.		
FOR	MR./MRS. HUMPHREY	DATE	JUNE 12, 1968		REV. JULY 12, 1968
CHARLESTOWN R-55		OF 3			

MONUMENT STREET



SOURCE OF INFO: CITY OF BOSTON ASSESSOR'S MAP 1938

TITLE LOT PLAN OF LOT X35		SHEET 3 OF 3
TYPE PROPOSED LOT IMPROVEMENTS		
LOC. 11 LEXINGTON AVE CHARLESTOWN, MASS.	SCALE 1/8" = 1'-0"	
	BY KAT	
FOR MR & MRS. E.G. DILLON	DATE JUNE 13/68	
	CHARLESTOWN R55	
		REV. JULY 12/68
	TYPE	

